

WORK SESSION-MARCH 2, 2022, 8:00 p.m.

Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall, 7309 East 200 South at 8:00 p.m. March 2, 2022, regarding the development of the Huntsville Town Square lots.

Attending: Ron Gault, Jeff P. Hyde, PCM Jeff Larsen, Mayor Sorensen, TCM Artie Powell, TCM Bruce Ahlstrom, TCM Kevin Anderson, PCM Suzanne Ferre', TCM Sandy Hunter

Mayor Sorensen welcomed those in attendance. He reviewed the history regarding the sale of the two town-owned lots on the Town Square. The Town lots are located on the south side of 100 South between 7400 East and 7450 East. These lots are east of the Ogden Valley Library. The lots are located north of the Compass Rose Lodge. There is a strip parcel owned by the town just south of the lots in between the town-owned lots and the Compass Rose Lodge. Mayor Sorensen thought the lots were all 1 acre lots. However, Ron Gault explained there is a strip of parcel that was set aside in an agreement with the Ogden Valley Library for parking. This is the strip between the town-owned lots and the Compass Rose Lodge with frontage on 7400 East. The creation of this parcel shrunk the size of the other two town-owned lots.

Mayor Sorensen stated Huntsville was under contract on the current Town Hall at 7309 East 200 South. It was decided by the previous Town Council, they would sell the town square parcel on the west side of the alley to better fund a new community center that would be located at 7450 East and 200 South. Both sales and a federal grant would give the Town approximately 2 million dollars for the construction of the community center. The TC received a full price offer on the parcel. The developers met with the Town Council and expressed a desire to develop what the Town wanted there. The TC thought some better planning ought to be done with regards to the land development at that corner. The buyer would like to have both town-owned parcels and the plan could be developed with a cohesive look and use. Mayor Sorensen invited those in attendance to share ideas about what they would like to see developed on the property.

Ron Gault stated those in attendance needed to be aware of what is allowed on the property in a commercial zone. TCM Anderson confirmed that it was important to look at the code and make changes before the property is sold. TCM Hunter showed pictures of potential development looks for the property. She also wanted to know what retail might be good for residents and viable. She would like to see the concept with all the buildings integrated. Jeff Hyde agreed. She would like thoughts on mixed use as well.

Jeff Hyde likes a "Gardiner Village" like concept. He would not like to see more parking or parks because it doesn't bring tax base. He does not want to see two parking lots on two sides of the Compass Rose Lodge. Jeff Hyde sees the need for his parking at the Compass Rose but has expressed interest in purchasing the parcel set aside for parking just north of the lodge as a buffer. Jeff Hyde said that mixed use is growing in the country because it provides different kinds of tax base. He gave Wood's Market as an example of Huntsville being founded on mixed use. Jeff Hyde stated mixed use could be controlled and is not a bad word. He does not

believe that mixed use must be low income. Jeff stated that Huntsville is very limited in their commercial uses, and it makes it very difficult for businesses to succeed.

Jeff Hyde expressed his opinions that restaurants in Huntsville have difficult time succeeding. The town square is close to churches, libraries, and parks. A restaurant cannot obtain a beer and wine permit because these structures are too close to the churches, libraries and parks. In the past Utah would issue variances for alcohol permits, but they stopped doing that. He believes the village like development would be the most successful. He sees pizza and shops being very successful.

PCM Ferre' asked what the goal was in developing a new Town Hall and developing the town-owned parcels. Mayor Sorensen stated when the Town purchased the Huntsville Square property, its vision was to build a new Town Hall that would benefit the community. He read a statement from Jim Truett, former mayor of Huntsville. Jim Truett stated the development should be the right fit providing a service for the residents, supporting the businesses already here and fit with the feel of Huntsville. Jim stated it has been hard to find the right fit over the past years.

TCM Powell hopes that a better design can come about for the new Town Hall. The renderings he has reviewed do not fit his vision for Huntsville. Mayor Sorensen would like to see a useful layout but make the outside design fit the area.

There was a discussion about mixed use with the pros and cons. One of the cons listed is that housing might fail and be left empty. TCM Hunter suggested that housing in Huntsville is unique. There are many who would want to stay in Huntsville but reduce their yard and other upkeep. To allow mixed use, there would be necessary zoning changes and a possible overlay zone.

PCM Jeff Larsen suggested it would be a good idea to have an urban planner who could look at the block and give some ideas about how to use the property.

TCM Kevin Anderson stated these lots are the last undeveloped lots that the Town owns. He does not believe the residents of the Town want high density housing to be placed on these lots. He does not believe the residents will support it. Retail will generate tax revenue for the Town. Many studies reflect that housing is a tax drain on a municipality. TCM Anderson likes the idea of working with a land or urban planner. He would like to see something that would generate taxes and work with the other businesses in the area.

The idea of a small grocery store was presented. Jeff Hyde is not supportive of a grocery store. TCM Hunter believes that a store off Highway 39 would be an ideal place.

It was suggested the Town Council evaluate the current code to make sure the code includes only what Huntsville would want in a commercial zone. It was suggested that Huntsville think about not including conditional use as an option. There was consensus that both lots should be looked at together with the other structures and businesses on the block. There was a general consensus about having many shops with trails in between and not having one large building.

Parking on the square could present challenges. The Town retains a buffer north of the Compass Rose that could be used for parking. Parking for the Community Center would be on 200 South on the street. The library would need to be part of the discussion of parking for the development of the block.

TCM Artie Powell stated he would like to see the Community Center designed in the style of an old-time schoolhouse. The property has the history of housing the schools in the valley. TCM Artie Powell would like to see a master plan for the block. He would rather see a master plan for the block and not rush the sale of the lots.

TCM Anderson recommended having another meeting with land planners who might be able to give the Town Council and Planning Commission a vision for a masterplan. TCM Anderson has an idea of a land planner that might give the committees some ideas. He will contact the planner.

TCM Hunter motioned to close the meeting. TCM Ahlstrom seconded. All votes Aye.

Meeting adjourned at 9:13 p.m.



Beckki Endicott, Clerk